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Attorneys for Plaintiff,  
U.S. Bank National  
Association, on behalf of the  
registered Holders of Bear  
Stearns Asset Backed  
Securities I LLC, Asset-  
Backed Certificates, Series  
2007-AC1.

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

U.S. Bank National Association, on behalf of the  
registered Holders of Bear Stearns Asset Backed  
Securities I LLC, Asset-Backed Certificates,  
Series 2007-AC1,

Plaintiff,

v.

SFR INVESTMENTS POOL 1, LLC, a Nevada  
limited liability company; EL PASEO  
COMMUNITY ASSOCIATION, a Nevada non-  
profit corporation; JOHNNIE WILLIAMS, an  
individual.

Defendants.

SFR INVESTMENTS POOL 1, LLC, a Nevada  
limited liability company,  
Counter-Claimant

v.

U.S. Bank National Association, on behalf of the  
registered Holders of Bear Stearns Asset Backed  
Securities I LLC, Asset-Backed Certificates,  
Series 2007-AC1

Counter-Defendant

**CASE NO.: 2:17-cv-01424-JCM-VCF**

**STIPULATION AND ORDER TO  
DISMISS WITH PREJUDICE**

**SMITH LARSEN & WIXOM**

ATTORNEYS  
 HILLS CENTER BUSINESS PARK  
 1935 VILLAGE CENTER CIRCLE  
 LAS VEGAS, NEVADA 89134  
 (702) 252-5002 • (702) 252-5006

Pursuant to Federal Rule of Civil Procedure 41(a), and LR IA 6-2 Plaintiff/Counter-Defendant U.S. Bank National Association, on behalf of the registered Holders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-AC1 (“U.S. Bank”), and Defendant/Counterclaimant SFR Investments Pool 1, LLC, (“SFR”)(collectively the “Parties”), by and through their respective undersigned counsel of record, hereby stipulate to and agree, as follows:

1. This action concerns title to real property commonly known as 8007 Rotella Drive, Las Vegas, Nevada 89147 (“Property”) following a homeowner’s association foreclosure sale conducted on August 10, 2012, with respect to the Property.
2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust recorded against the Property in the Official Records of Clark County, Nevada as Instrument Number 20061031-0007297 (“Deed of Trust”), and in particular, whether the Deed of Trust continues to encumber the Property.
3. This Stipulation and Order is the result of a compromise resolution of this action and shall not constitute or be construed as an admission of the facts or legal conclusions at issue in this action, or an admission as to the Validity of the allegations in future actions.
4. With respect to this dispute, the Parties have entered into a confidential settlement agreement pursuant to which U.S. Bank shall record a reconveyance of the Deed of Trust in the real property records of Clark County, Nevada.
5. U.S. Bank expressly reserves all rights and interest in the loan secured by the Deed of Trust, as well as its claims against Johnnie Williams, including but not limited to, and actions to seek a deficiency judgment.
6. U.S. Bank further expressly reserves all rights and interest in any excess proceeds from the foreclosure sale of the Property, as well as its claims against Nevada Association Services, Inc.
7. The Parties have resolved all of their claims and disputes, and stipulate and agree

1 to the dismissal of all claims between the Parties, including all counterclaims, with  
2 prejudice, with each party to bear its own costs and attorneys' fees.

3 8. The Parties further stipulate and agree that a copy of this Stipulation and Order  
4 may be recorded with the Clark County Recorder.

5 **IT IS SO STIPULATED this 1<sup>st</sup> day of November, 2018.**

6  
7 **KIM GILBERT EBRON**

**SMITH LARSEN & WIXOM, CHARTERED**

8  
9 /s/Diana S. Ebron

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/s/Christopher L. Benner

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*U.S. Bank National Association, on behalf of*  
*the registered Holders of Bear Stearns Asset*  
*Backed Securities I LLC, Asset-Backed*  
*Certificates, Series 2007-AC1*

18 **IT IS SO ORDERED:**

19   
UNITED STATES DISTRICT COURT JUDGE

20 DATED: November 14, 2018